Tintagel, Great Lumley, DH3 4NE
3 Bed - House - Semi-Detached
£230,000

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Tintagel
Great Lumley, DH3 4NE

* WELL PRESENTED AND MAINTAINED * EXTENDED * MUCH IMPROVED * STUNNING SHOWER ROOM * ATTRACTIVE KITCHEN * SOUTH FACING REAR GARDEN * UTILITY ROOM * GARAGE AND DRIVEWAY FOR TWO CARS * ATTRACTIVE OUTLOOK TOWARDS OPEN FIELDS * FREEHOLD *

Occupying an excellent position within the traditionally sought-after village of Great Lumley, this well presented and well maintained family home has been thoughtfully extended and improved to offer spacious accommodation, quality fixtures and fittings, and a superb south facing rear garden. The property is ideally suited to a variety of buyers, particularly families.

The floorplan comprises an entrance porch leading into a welcoming hallway, spacious lounge and dining room featuring a large front window allowing for excellent natural light, together with doors opening onto the rear garden.

There is an attractive fitted kitchen featuring a large bay window and Rangemaster cooker, a useful utility room, and an extension incorporating a downstairs WC, together with internal access to the integral garage. To the first floor there are three well-proportioned bedrooms and a stunning contemporary shower room/WC.

Externally, there is a sizeable front garden, driveway providing off-street parking for two cars and access to the garage. To the rear is a well-sized enclosed south facing garden, creating a fantastic space for outdoor dining, entertaining or family enjoyment.

Great Lumley is one of the area's most sought-after villages, offering a good range of local shops, schools and everyday amenities. The village is ideally positioned for commuters, with excellent access to the A1(M), A693 and surrounding road networks providing straightforward travel to Chester le Street, Durham, Newcastle and Sunderland. Riverside Park, Banks Homes Riverside and a wider range of shopping and leisure facilities are all just a short drive away, further enhancing the appeal of this popular family location.

LG

GROUND FLOOR

Porch
8'6" x 4'3" (2.6 x 1.3)

Hallway
12'5" x 6'2" (3.8 x 1.9)

Lounge
14'5" x 12'9" (4.4 x 3.9)

Dining Room
11'5" x 9'10" (3.5 x 3)

Kitchen
14'9" x 8'10" (4.5 x 2.7)

Utility
7'10" x 7'6" (2.4 x 2.3)

Downstiars WC
4'3" x 3'11" (1.3 x 1.2)

Garage
16'4" x 7'10" (5 x 2.4)

FIRST FLOOR

Landing

Bedroom
11'9" x 11'1" (3.6 x 3.4)

Bedroom
11'5" x 11'1" (3.5 x 3.4)

Bedroom
8'6" x 8'2" (2.6 x 2.5)

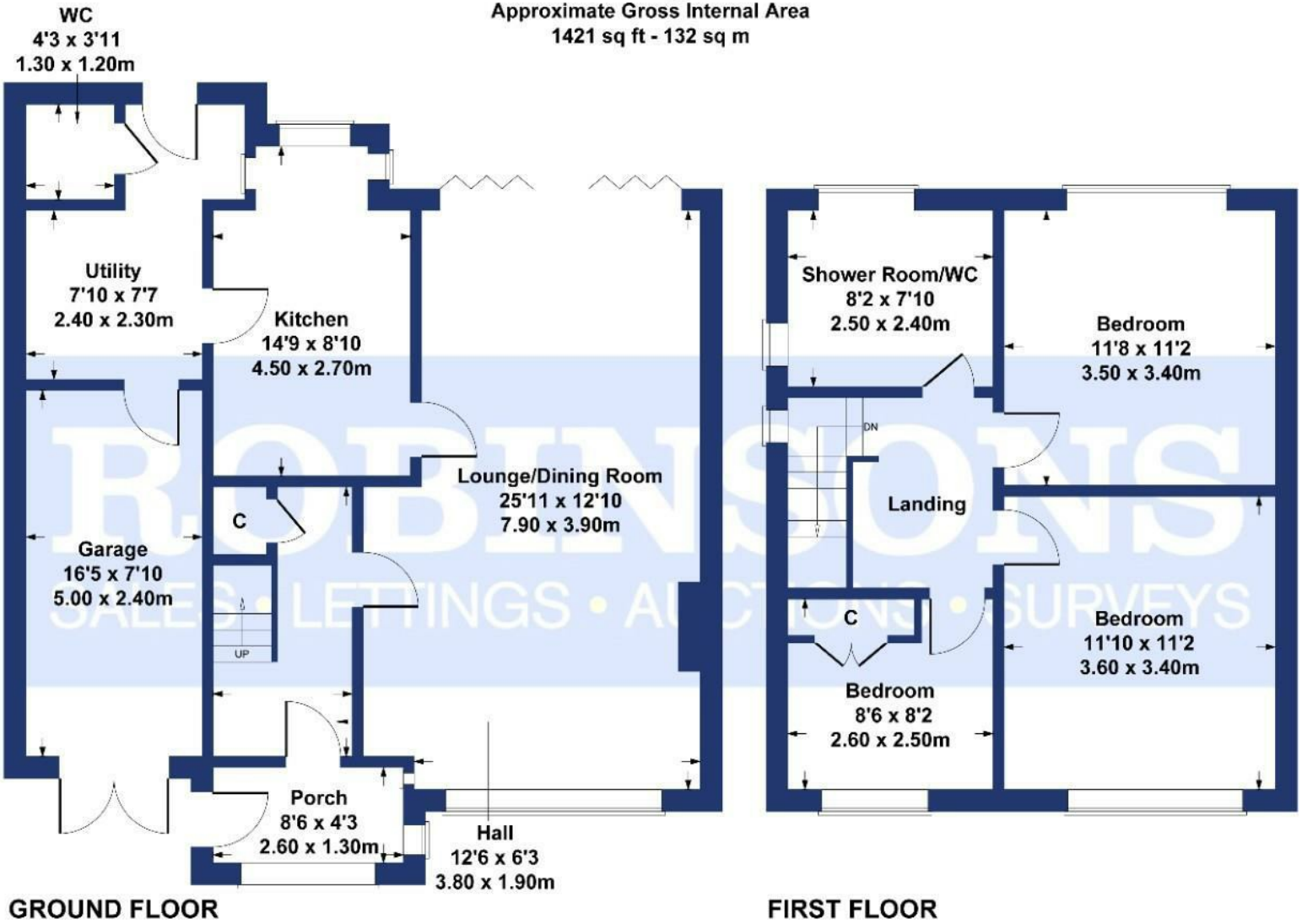
Shower Room / WC
8'2" x 7'10" (2.5 x 2.4)

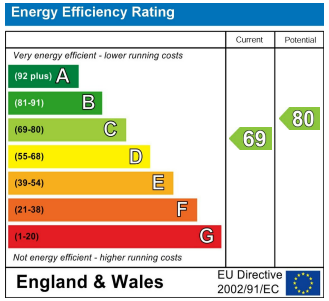
AGENT'S NOTES

Council Tax: Durham County Council, Band C
Tenure: Freehold
EPC - C
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile Phone Coverage – Please refer to the Ofcom website: https://www.ofcom.org.uk
Estimated Broadband Download Speeds – Please refer to the Ofcom website: https://www.ofcom.org.uk
Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No.
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the

Tintagel

Approximate Gross Internal Area
1421 sq ft - 132 sq m





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these

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